

## **Frequently Asked Questions**

### ***Do you take advance applications for housing?***

Yes, if you are cleared from your previous duty station and you have orders assigning you to Picatinny Arsenal.

### ***When can I apply for housing?***

When all documents are received by our privatized partner and your eligibility is determined.

### ***Can I select the area where I want to live?***

Yes, depending on availability and your housing requirements. Some of our Service Member choose to live off post because they have pets that are on the restricted list and local landlords are more flexible.

### ***Can I live off-post?***

Yes, you have the option of living on post or off post.

### ***How long does it take to find housing?***

It can take from 0-3 months.

### ***What size are the houses (on-post, off-post) and where can I get/see the floor plan?***

Log on to [www.picatinnyarsenalhomes.com](http://www.picatinnyarsenalhomes.com) to view floor plans of homes located on Picatinny Arsenal. Many off post landlords will provide floor plans, pictures and utility information or visit the Automated Housing Referral Network at [www.ahrn.com](http://www.ahrn.com).

### ***What are Basic Allowance for Housing (BAH) entitlement and rent allotments?***

BAH includes rent and renters insurance. If living on post utilities are included with the exception of metering by the electric company. Most do not have pay if they properly conserve. If in excess usage a bill for overage will be received. Water, trash, garbage, landscape are also included when living on post. Living off post gives you the opportunity to live according to your lifestyle and budget.

### ***How and who is starting and stopping my BAH and/or Overseas Housing Allowance (OHA)?***

BAH is started and stopped by Picatinny Military Human Resource representative during in-processing.

### ***Are there any restrictions on bringing our pets?***

Limit of pets, aggression, and restricted.

### ***Restrictions on the number of pets?***

2.

### ***Restrictions on the type/breed of dog?***

Rottweiler, Chows, American Staffordshire Terrier, Bull Terrier, Presa Caniro, English Bulldog, Pit bull, Wolf Hybrids. Check with Community Manager on current restrictions to live on post before you arrive.

### ***Restriction on the type of pet, i.e., "Can I have my pet snake/iguana/ferret/pot-bellied pig?"***

These types of pets are considered exotic and are restricted from living on post.

***What is the loaner furniture program?***

Picatinny Arsenal Housing Office does not have a furniture loaner programs. Army Community Service (ACS) has a Lending closet for basic items such as portable bedding, pots and pans, alarms, coffee pots and more. Call 973-724-7247.

***Where do I stay while I wait for housing?***

Picatinny Arsenal has 4 Guest House rooms and reservations can be made in advance. The office is open from 7:00 am to 3:30 Monday – Friday. Call 973-724-5515. Also there is mobile community with trailers available for temporary stay and a few new cabins. You can view the guest house and trailer park by logging onto [www.pica.army.mil](http://www.pica.army.mil) this will take you to Picatinny Arsenal's homepage. The cabins, guest house and trailers are managed by Morale Welfare and Recreation (MWR). You will find useful information on in processing and what Picatinny has to offer.

***Do I get credit if I'm coming from a dependent restricted tour?***

Yes, from the date you departed last duty station for an unaccompanied tour with up to 14 months credit. Contact Balfour Beatty Community Manager at 973-328-2992 for questions on wait list procedures.

***Do I need renters insurance for on-post, partner or private rental housing?***

Renters Insurance is provided by our privatized partner Balfour Beatty Communities in the amount of \$20,000. It is recommended you obtain renters insurance if you are renting off post. A property owner only has to cover the structure not your personnel items. Take pictures, save receipts to determine value and maintain an inventory in the event of a loss.

***Who is eligible for Family housing?***

Active Duty, Active Duty Guard and Reserves.

***What is the waiting time for housing?***

Generally 0-3 months.

***What determines the list I am placed on and my placement on the list?***

Eligibility date or date of rank. Picatinny Arsenal has only one wait list.

***What is a waiting list?***

A list that places you in a position according to your eligibility date.

***What happens if someone has the same eligibility date as me?***

Eligibility will then be based on Rank.

***What does it mean if my wait list position moves up and down?***

The position shows where you are in position to obtaining a home on post. Your movement would go down if you turned down a home or someone is in need of an ADA home.

***May I request placement on more than one wait list at one time?***

Balfour Beatty is our privatized partner and they only have one list.

***How long will my application remain active once submitted?***

Until you contact Balfour Beatty and let them know you no longer want to be considered.

***What is military Family housing privatization?***

The Department of the Army has a partnership with a privatized company to create and maintain better homes for our Military.

***How does military housing privatization affect a Service Member's BAH?***

BAH will determine the rent for the house according to your rank.

***How will rent be paid to the privatized community housing partner and what does it cover?***

Rent is paid by allotment. Rent, renters insurance, landscape, pest control, no pet deposit required, security, maintenance and some utilities.

***How does privatization affect the service I receive?***

Balfour Beatty staff is professional, and courteous. They have a 24 hr answering service for emergencies and repairs.

***Will/is there to be a Self-Help program?***

At this time there is no self help program. Balfour Beatty will provide light bulbs, rock salt, etc.

***What are the requirements for vacating my home?***

Contact Balfour Beatty Communities for all clearing requirements.

***When I move, do I have to clean?***

Yes, Balfour Beatty Communities residential specialist will schedule a pre-inspection of the home in which they will explain the cleaning requirement and inspection process. This will help determine if there are any minor repairs and what you need to do to clear your home. The second and final inspection will be conducted the date you are scheduled to move out. Call 973-328-2992 to schedule.

***Under privatization, will the partner handle the clearing process, or will it remain with housing?***

Balfour Beatty our privatized partner will handle the clearing process.

***I have two children, one female and one male; how many bedrooms do I qualify for?***

You would be authorized a three bedroom home.

***I have a Family member enrolled in EFMP, how will that affect my on-post housing assignment and waiting time?***

Disability and availability of homes are the key factor. Coordinate with the EFMP coordinator 973-724-2145 to start the process.

***If I live on post, what type of housing can I expect?***

Picatinny Arsenal offers our residents a variety of homes, from single family homes, town houses duplex and Historic Homes. Our housing communities are clean, well cared for and offer modern and spacious living. Picatinny is a great place to live and work.

***I am a dual military household, whose name will my privatized (on-post partner) housing lease be under?***

The senior ranking Military member.

***I have a dual military household and my wife is stationed at another installation. Can I apply for housing?***

Yes, as long as your dependents will live with you.

***Can my spouse or someone else accept a home on my behalf?***

Yes, a power of attorney will be accepted.

***I currently live on post but would like to move to a different house, can I?***

Yes, if other homes are vacant and you are eligible.

***In privatized on-post housing will I be responsible for utilities?***

On post housing has a metering program to support conservation. Currently electricity is the only utility in the conservation program. Please contact Balfour Beatty Communities, 973-328-2992 for additional information concerning the utility program.

***Can I accept on-post housing before I sign into the installation?***

Yes, once you clear the out-going installation, please scan, email or fax a copy of your clearing paper's, housing application and a copy of the orders assigning you to Picatinny Arsenal. Once these documents are submitted to BBC, you will be placed on the waiting list.

***I am a single Service Member with one child, am I eligible for on-post housing?***

Yes, you may apply for on post housing.

***I'm TDY in route, when can I be put on the housing list?***

When all documents are received by the Balfour Beatty Community Manager will place you on the wait list.

***What will my eligibility date be?***

Your eligibility date is the date you complete out-process and out-going unit. However, in order to be placed on the wait list, you must submit all required documentation to Balfour Beatty Communities as soon as possible.

***Does it start when I depart my permanent duty station, or when I finish the course or when I arrive at my new permanent duty station?***

Your eligibility date starts when you signed out of your last duty station. You are placed on the wait list when a complete application package is turned into the residential community manager.

***What amenities are included with the privatized on-post community housing?***

Picatinny Arsenal Homes offer central heat and air, washer/dryer hookups, internet ready, phone ready, carpeting, hardwood floors, refrigerator and large storage areas.

Community amenities include playgrounds, crafts, swimming pools, recreation center, Golf Course and pro shop, Rod and Gun club, fishing, youth center, and many more.

***My Family was assigned to a 4-bedroom home at my last duty station. Will I automatically qualify for a 4-bedroom home?***

No, it depends on eligibility and availability of homes. There are plenty of options for living off post in the community. Contact the Housing Services Office to discuss your options at 973-724-2190.

***Once I am offered a home, how long do I have to accept/decline?***

Once your letter of acceptance is received from Balfour Beatty you have 2 working days to accept.

***What happens if I decline a home?***

You will remain on housing wait list until you are offered your second home. If you do not accept the second home offered, you will be removed from the wait list and be required to submit another application. The eligibility date for the new application will be the date of submittal.

***Will my BAH/OHA cover my rent and utilities?***

BAH covers rent and renter's insurance. When living on post some utilities are included. If you rent off post remember that your heat, water and electric may not be included and you will have to budget accordingly. Try to maintain a budget within your BAH entitlement.

***If I get married after I have been living off post with a certificate of non-availability (CNA) do I have to apply for on post housing?***

No, only if you choose to move into Picatinny Arsenal Homes.

***How much is the rent for off-post housing?***

Off post rentals start at \$1,000 a month up to \$2,500 a month. In the community we have Condominiums, Garden Apartments, Luxury Apartments and Home Rentals. Some rentals include heat and water, snow removal and lawn care. This is a high cost area. Heating bills are high in winter. We face freezing temperatures and snow. Off post refrigerators are not mandatory to provide. You may have to purchase one when you rent. Deposit is usually 1.5 months' rent.

***Are there any off limit Landlords?***

None currently listed. If you have problems with your landlord contact the Housing Services Office at Picatinny. We can help with landlord disputes. Call 973-724-2190.

***How do I get a list of available rentals in the area?***

You're local Housing Services Office. Army Housing Referral Network (AHRN). [www.ahrn.com](http://www.ahrn.com) Picatinny Arsenal is located in Morris County. Also check Sussex County and Warren County which are also close to Picatinny Arsenal. Many live in Pennsylvania and commute. Maps can be picked up at Army Community Service (ACS) Relocation Program located in Bldg 119 or the Housing Services Office (HSO) located in Bldg 117b, 2<sup>nd</sup> Floor in the resource room.

***I just received Deployment Orders. Can I terminate my lease before I depart?***

Yes, before signing a lease communicate with your landlord and make sure that the Service Member Civil Relief clause is identified on your lease. To break your lease you must have a copy of your deployment orders or orders for a pcs move to present to the landlord. The Housing Services Office or Legal department will be able to assist you with this matter.

***I received notification that my Family can move on-post but I just renewed my lease. Can I break the lease and move?***

Read your lease you may have to give a 30 to 60 day written notice to vacate. It's always advisable to communicate with your landlord before signing any lease or bring to the Housing Services Office, 117b Farley Avenue, 2<sup>nd</sup> Floor, Picatinny Arsenal, NJ 07860 for the housing staff to review.

***I'm unaccompanied; do I have to live on-post?***

Picatinny Arsenal does not have barracks, billets, geo-bachelor quarters, etc. The Housing Services Office (HSO) can assist with local off-post referrals to obtain affordable, suitable housing and generate a list of different properties for different individuals to tour according to lifestyle.

For emergency after hours we have a space available in our Resiliency Center.

Transportation can be provided from airport, bus or train station if they contact us to make arrangements prior to arriving in a emergency situation. Contact the Housing Services Office (HSO) at 973-724-2190 for further information on off post housing and emergency accommodations.

***My roommate and I both signed a lease but she has moved out. Can I get out of the lease?*** No, you will be responsible for the roommate's share of the rent until you find another roommate or vacate the property according to the lease. A lease is a binding legal document.